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5 Attorney for Jeri Coppa-Knudson, Trustee

6 **UNITED STATES BANKRUPTCY COURT**  
7 **DISTRICT OF NEVADA**

8  
9 IN RE: CASE NO. BK-N-14-50333-BTB  
10 ANTHONY THOMAS and CASE NO. BK-N-14-50331-BTB  
WENDI THOMAS,  
11 (Jointly Administered)  
AT EMERALD, LLC,  
12 CHAPTER 7  
Debtors.

13 **NOTICE OF ENTRY OF ORDER OF**  
14 **ABANDONMENT RE: 397 SECOND**  
**STREET IN PORTOLA, CALIFORNIA**

15 **Hearing Date: March 6, 2019**  
16 **Hearing Time: 10:00 a.m.**

17 **NOTICE IS HEREBY GIVEN** that on March 8, 2019, the above-entitled Court  
18 entered its Order Of Abandonment Re: 397 Second Street in Portola, California, **DE 471**, a  
19 copy of which is attached hereto.

20 DATED: March 11, 2019.

21 **HARTMAN & HARTMAN**

22  
23 /S/ Jeffrey L. Hartman  
24 Jeffrey L. Hartman, Esq.  
Attorney for Jeri Coppa-Knudson,  
Trustee  
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## **CERTIFICATE OF SERVICE**

I certify that I am an employee of Hartman & Hartman, and that on March 11, 2019, I caused to be served the foregoing document by the following means to the persons as listed below:

✓ a. ECF System, to

JEFFREY A. COGAN  
jeffrey@jeffreycogan.com,  
beau@jeffreycogan.com; jeffreyacogan@gmail.com

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1 ✓ b. U. S. Mail, postage prepaid, March 11, 2019, addressed to:

2 ANTHONY THOMAS  
3 WENDI THOMAS  
4 AT EMERALD, LLC  
5 7725 Peavine Peak Court  
Reno, NV 89523-4914

6 ✓ c. Electronically, via email to Debtors, per letter request dated February 1,  
2016, addressed to:

7 [ATEmerald2@gmail.com](mailto:ATEmerald2@gmail.com)

8 I declare under penalty of perjury that the foregoing is true and correct.

9 DATED: March 11, 2019.

10 /S/ Angie Gerbig

11 ANGIE GERBIG

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Entered on Docket  
March 08, 2019

Bruce T Beesley

Honorable Bruce T. Beesley  
United States Bankruptcy Judge



6  
7 Jeffrey L. Hartman, Esq., #1607  
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Fax: (775) 324-1818  
10 notices@bankruptcyreno.com

11 Attorney for Jeri Coppa-Knudson, Trustee

12 UNITED STATES BANKRUPTCY COURT

13 DISTRICT OF NEVADA

14  
15 IN RE: CASE NO. BK-N-14-50333-BTB  
16 ANTHONY THOMAS and CASE NO. BK-N-14-50331-BTB  
WENDI THOMAS,  
17 (Jointly Administered)  
AT EMERALD, LLC,  
CHAPTER 7  
18 Debtors.  
19 ORDER OF ABANDONMENT RE:  
397 SECOND STREET IN PORTOLA,  
CALIFORNIA  
20

21 Hearing Date: March 6, 2019  
22 Hearing Time: 10:00 a.m.

23 The matter came before the Court on the Notice Of Intent To Abandon; Request For  
24 Order filed chapter 7 trustee, Jeri Coppa-Knudson ("Trustee"). DE 454. Jeffrey Hartman  
25 appeared on behalf of the Trustee who also was present in the courtroom. Anthony Thomas  
26 appeared by telephone and represented himself. No other appearances were noted on the  
27 record. The Court has considered the Trustee's Notice Of Intent To Abandon and the  
28 Trustee's supporting Declaration, DE 455. The Court also has considered DE 461, 462 and

1       **463**, titled as Declarants' Limited Oppositions. The Court also has considered the  
 2 presentations of Trustee's counsel and Mr. Thomas. Based upon the record, and as  
 3 permitted by F.R.Civ.P. 52, incorporated by F.R.Bankr.P. 7052 and made applicable to this  
 4 proceeding by F.R.Bankr.P. 9014©, in lieu of written findings of fact and conclusions of  
 5 law, the Court stated its findings of fact and conclusions of law on the record.

6       1. Notice of hearing on the Trustee's Notice Of Intent To Abandon; Request For  
 7 Order was proper, having been provided in accordance with LR 9014 and as evidenced by  
 8 the Certificate of Service at **DE 457**.

9       2. The Court takes judicial notice of the papers on file in these jointly administered  
 10 cases.

11       3. The improved real property which is the subjection of the Trustee's Notice Of  
 12 Intent To Abandon is located at 397 Second Street in Portola, California ("Property"), is  
 13 described as APN 126-123-001, and more specifically described as:

14       Lot 14 and the West Half of Lot 15 of Block 19, as shown upon that certain  
 15 map entitled "Roberts Lumber Company Addition To Portola Townsite" filed  
 16 September 6, 1910 in the Office of the County Recorder of the County of  
 Plumas, State of California, in Book A of Maps, at Page 28.

17 As of the Petition Date, legal title to the Property was in the Debtors' name. **DE 354-2**.

18       4. The Trustee, in the exercise of her business judgment, has determined that, due to  
 19 her inability to obtain insurance coverage for the estate's legal interest in the Property, the  
 20 interest is burdensome to the estate. Under the circumstances, the Court is not in a position  
 21 to second guess the Trustee.

22 Good cause appearing,

23       **IT IS ORDERED** that the Trustee's request for an order authorizing abandonment  
 24 of 397 Second Street in Portola California ("Property"), is granted. The Trustee is  
 25 authorized and directed to provide the keys to the Property to Mr. Thomas as soon as  
 26 reasonably practical;

27       **IT IS FURTHER AND FINALLY ORDERED** that, upon entry of this Order on  
 28 the docket, the Trustee shall obtain a certified copy and send it to the Plumas County

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1 recorder for recording in the public records of the County Recorder. Recording of this  
2 Order in Plumas County shall render void, the Trustee's previously recorded Notice of  
3 Pendency Of Chapter 7 Bankruptcy Cases on July 13, 2018 as document 2018-0003523.

4 Submitted by:

5 **HARTMAN & HARTMAN**

6 /S/ Jeffrey L. Hartman  
7 Jeffrey L. Hartman, Esq. for Jeri  
Coppa-Knudson, Trustee

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1                   **ALTERNATIVE METHOD Re: RULE 9021**

2 In accordance with Local Rule 9021, counsel submitting this document certifies that the  
3 order accurately reflects the court's ruling and that (check one):

4        The court has waived the requirement set forth in LR 9021(b)(1).

5        No party appeared at the hearing or filed an objection to the paper.

6        I have delivered a copy of the proposed order to all counsel who appeared at the  
7                   hearing, any trustee appointed in this case and any unrepresented parties who  
8                   appeared at the hearing, and each has approved or disapproved the order, or failed to  
9                   respond as indicated below.

10                  **Debtor's Counsel:**

11        Prepared / Approved the form of this order

12        Waived the right to review the order and/or

13        Appeared at the hearing, waived the right to review the order

14        Matter unopposed, did not appear at the hearing, waived the right to review the order

15        Disapproved the form of this order

16        Did not respond to the paper

17                  **Trustee:**

18        Approved the form of this order

19        Disapproved the form of this order

20        Waived the right to review the order and/or

21        Did not respond to the paper

22        Did not appear at the hearing or object to the paper

23        I certify that this is a case under Chapter 7 or 13, that I have served a copy of this  
24                   order with the motion pursuant to LR 9014(g), and that no party has objected to the  
25                   form or content of the order.

26 I declare under penalty of perjury that the foregoing is true and correct.

27 Submitted by:

28                  **HARTMAN & HARTMAN**

29                  /S/ Jeffrey L. Hartman

30 Jeffrey L. Hartman